

City of Arab Planning Commission
Minutes of Meeting
6:00 pm, Tuesday, February 26, 2019

Members Present: Melissa Cook, Mark Gullion, Patricia Henry, Rodney Willingham, Seth Bell, Chris Hemphill, Curtis Snider

Members Absent: Dameon Pittenger, Thomas Shelton

Others Present: Kim Johnson-Secretary

Scott Spence-General Manager of Arab Electric Cooperative

Mike Smalley

Clint Maze-Attorney for Arab Co-op

Kenny Baskins

Chairperson Patricia Henry called the meeting to order; the roll was called. The minutes of December 18, 2018 were reviewed; Mark Gullion made a motion to approve; Curtis Snider seconded, with everyone else approving.

New Business: *Conditional Use Request for Substation*

Chairperson Henry opened the public hearing. Scott Spence, General Manager of Arab Electric Cooperative, was in attendance to represent the Co-op Board. He stated that the Co-op owns 37 acres on 1411 Brashiers Chapel Road. The community needs a new reliable substation to replace the 75 year old substation on north Main Street. This substation is being shared financially in a joint effort between Arab Electric Cooperative and TVA; due to the unreliability of the current substation, TVA has fast tracked this project. Location of new substation is critical to both parties. TVA has agreed that this property is the optimal spot and pinpointed the prime location for the substation on this property.

- Substation will only cover @ 1 acre. Back portion of property will be used to hold debris from cutting around power lines and will be removed approximately every 2 months.
- Construction time frame? @ 3 years.
- Will use existing power lines/infrastructure to save money.
- Substation will be surrounded by 6 ft fence with required landscaping greenery.
- Necessary lighting will be equivalent of a barn light; safety requires proper lighting.
- There has been no definitive studies on adverse health effects on children living near power lines.

After much discussion, Melissa Cook made a motion to recommend to the City Council to approve the Conditional Use request; Rodney Willingham seconded, with all others approving.

Other Business: Zoning Ordinance amendments were discussed, along with advising Buddy Baines that he will need to submit a subdivision application if he wishes to subdivide his property.

With nothing else on the agenda, Chris Hemphill made a motion to adjourn; Curtis Snider seconded, with everyone else approving.

Patricia Henry
Chairperson

Date

Kim Johnson
Secretary

Date